

design cartel
landscape architecture

919 promontory drive west newport beach, california 92660 (714) 548-6846

PROJECT:

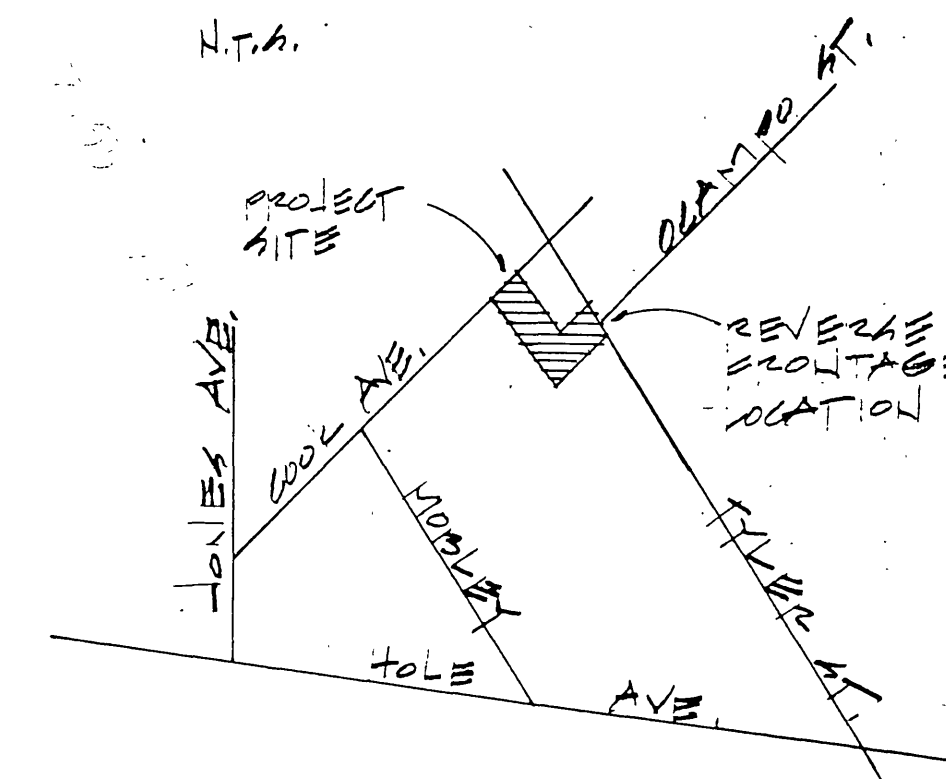
MIMOSA TWO HOMES
TRACT 24843
REVERSE FRONTAGE

OWNER:

THE AINSLIE COMPANY

134 AVENIDA BARCELONA
SAN CLEMENTE, CA.
PHONE: 714-361-0028
PROJECT MANAGER: MR. MARK AINSLIE

VICINITY MAP:



SHEET INDEX

- L-1 COVER SHEET
L-2 PLANTING AND IRRIGATION PLAN
L-3 PLANTING LEGEND AND DETAILS
L-4 IRRIGATION LEGEND AND DETAILS
L-5 IRRIGATION SPECIFICATION
L-6 PLANTING SPECIFICATION

TOTAL LANDSCAPE AREA: 1,325 SQ. FT.
TOTAL TREES BY SIZE: 3 - 4 FOOT B.T.

GENERAL NOTES FOR REVERSE FRONTAGE LANDSCAPING

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside policies.
- When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 982-5223 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:
 - Prior to commencement of any work, for the purpose of a pre-construction meeting;
 - Prior to the installation of irrigation lines or components;
 - Prior to pouring concrete for inspection of hardscape formwork;
 - During hydrostatic pressure test of irrigation mainline prior to backfill of main line trench;
 - Inspection of lateral lines and heads prior to backfill of trenches;
 - Upon completion of fine grading, but prior to commencement of soil preparation, for acceptance of fine grading work;
 - Inspection of completed finish grading work after soil amendment work;
 - Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational;
- When plant locations have been spotted in the field but prior to digging plant pits;
- While digging plant pits and planting/relocating trees;
- During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:
 - before planting;
 - at the beginning of plant establishment period;
 - periodically as necessary during the plant establishment period; and
 - at end of plant establishment period;
- After planting and all other indicated or specified work has been completed, for start of maintenance.
- At formal quarterly inspections;
- After completion of the maintenance period.

- Upon receipt of written acknowledgement of the City's final acceptance, the developer will be released from maintenance. ~~the City will remain responsible for maintenance~~ ~~responsibilities~~ the developer shall remain responsible for the project. ~~H.O.A. TO BE RESPONSIBLE FOR MAINTENANCE.~~
- The Developer shall be responsible to have all plantings acceptably maintained for a minimum period of one (1) year/two (2) years.

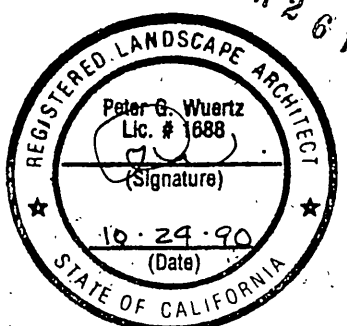
NOTE: ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.

- ALL PIPING UNDER PAVEMENT SHALL BE INDIVIDUALLY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
- IRRIGATION SYSTEMS SHALL BE SPLIT AND VALVED IN A MANNER TO AVOID NON-PRESSURIZED LATERAL LINES UNDER STREETS. ONLY PRESSURE LINES ARE PERMITTED UNDER STREETS.
- ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.

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10/27/89

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PLANNING APPR. BY <i>PM</i> DATE 11/2/92	PARK & RECREATION APPR. BY <i>Mark Ainslie</i> DATE 11/6/92	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT	T-13 SHEET 100th AVENUE 43' BY 103' 3 + 29.05' TO 64.89' TRACT 24843 (FINAL MAINTENANCE TO BE P.E.D. - 1 - 878 BY HOME OWNERS ASSOCIATION)	ACCOUNT NO. R-3168-L
PUBLIC UTILITIES/ELEC. Bill Clemente 11/2/92 APPR. BY <i>Bill Clemente</i> DATE 11/2/92	PARK DEPARTMENT TRAFFIC DIVISION CHIEF P.W. ENGINEER DATE 3/14/91			PUBLIC WORKS DIRECTOR DATE 3/14/91

DESIGNED *(Signature)* DRAWN *(Signature)* CHECKED BY *(Signature)*

CENTRAL PLANTING NOTES

1) Contact the Park Project Inspector at 787-7223 48 hours prior to installing any plant material.

2) Trees planted in turf areas shall be maintained with a minimum 12" radius around tree free from turf throughout the maintenance period.

3) Watering basins may be removed after the maintenance period.

4) For staking information as applicable, refer to standard staking detail.

5) For guying information as applicable, refer to standard guying detail.

6) For specification information, refer to City of Riverside Park and Recreation Department Standard Specifications sections 02480/02401.

7) Provide Fertilizer Tablets as follows:

1 gallon plant	2 tablets
5 gallon plant	3 tablets
15 gallon plant	5 tablets
24" box plant	8 tablets

1/3 ROOTBALL DEPTH
4" MINIMUM

CONTAINER PLANT
SET ROOTBALL FROM 2" MAX TO 1/2" MIN. HIGHER THAN ADJACENT FINISH GRADE

WATERING BASIN

FINISH GRADE

UNDISTURBED SOIL (TYP)

FERTILIZER TABLETS (PER SPECS)

BACKFILL (PER SPECS)

2X ROOTBALL

NO SCALE

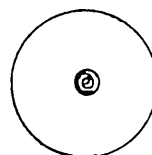
Approved <i>Sam Lila</i> Revised	Date 4/8/90
Park & Recreation Department CITY OF RIVERSIDE	
PLANTING DETAIL	

Detail No. 1001

TREES

SHRUBS

G. C.



TRACHYCARPUS FORTUNEI (WINDMILL PALM)
5 - FOUR FOOT B.T.

'A' AGAPANTHUS AFRICANUS (LILY OF THE NILE)
86 - 5 GALLON
'B' RAPHIOLEPIS INDICA (INDIA HAWTHORNE)
46 - 5 GALLON
'C' XYLSONA CONGESTUM (SHINY XYLSONA)
14 - 5 GALLON

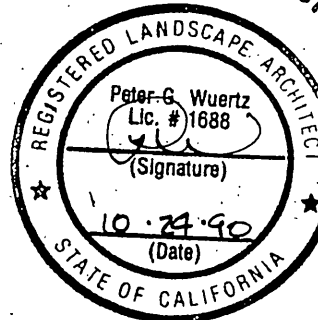
PLANTING AREA SHALL RECEIVE: GAZANIA SPLENDENS 'MITSUWA YELLOW'
FROM FLATS AT 8 INCHES O.C.
TRIANGULAR SPACE

RECEIVED

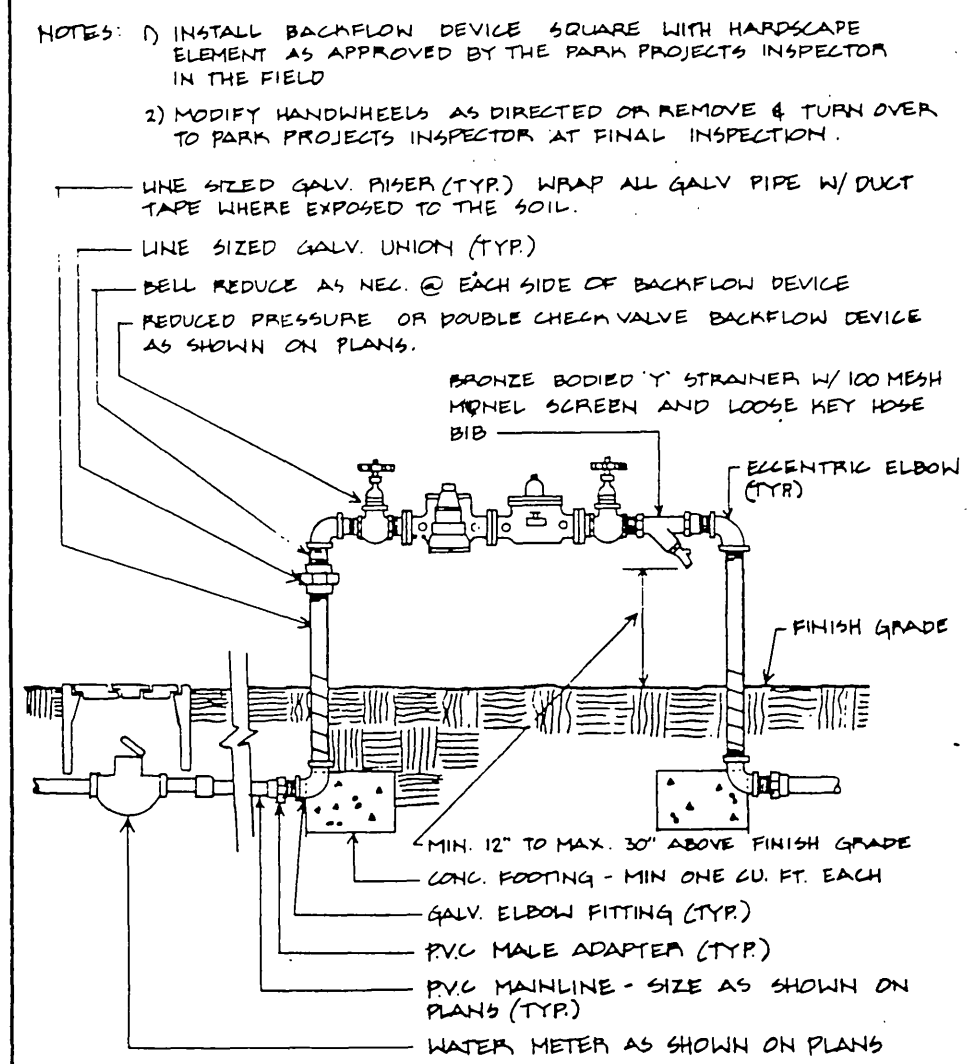
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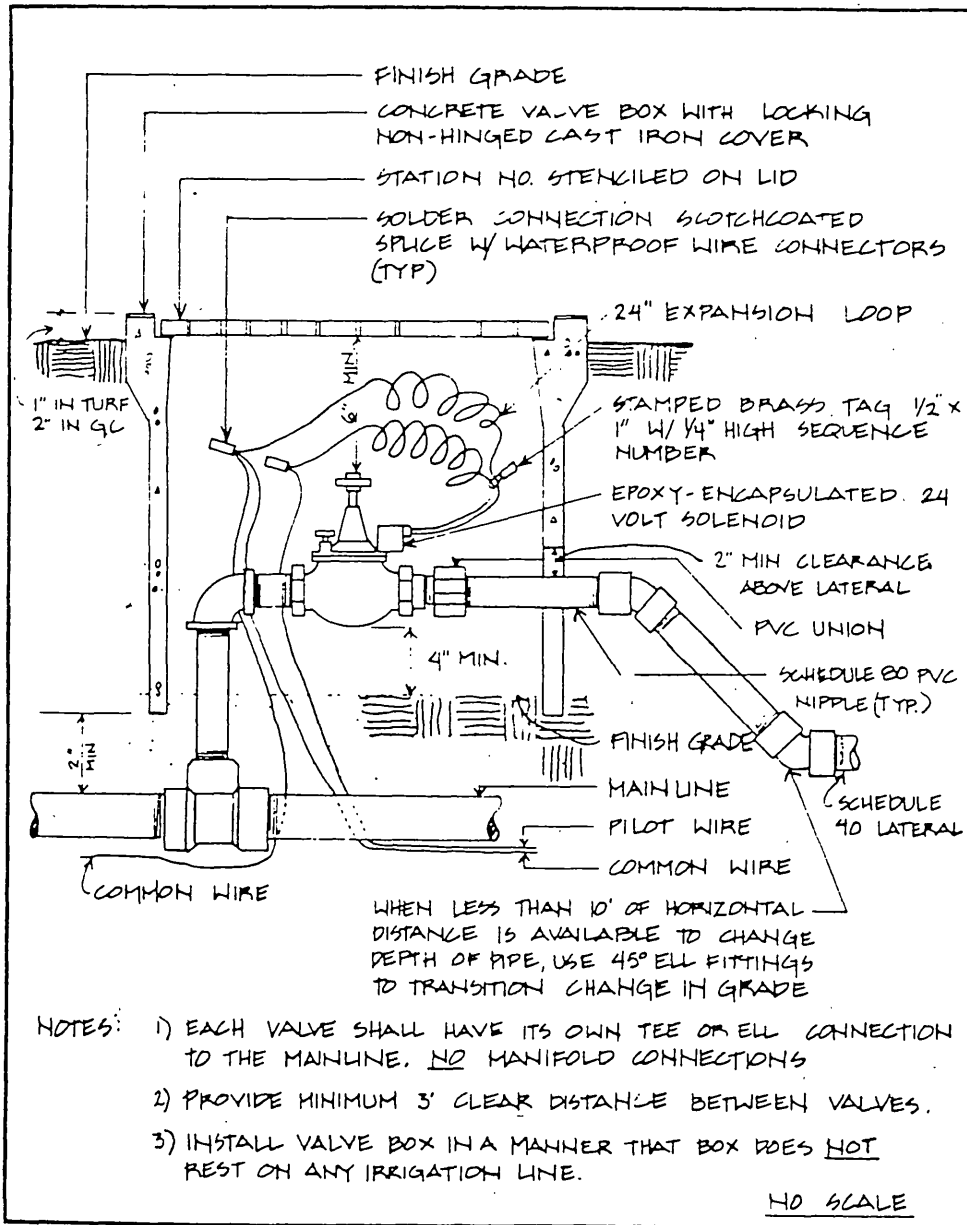
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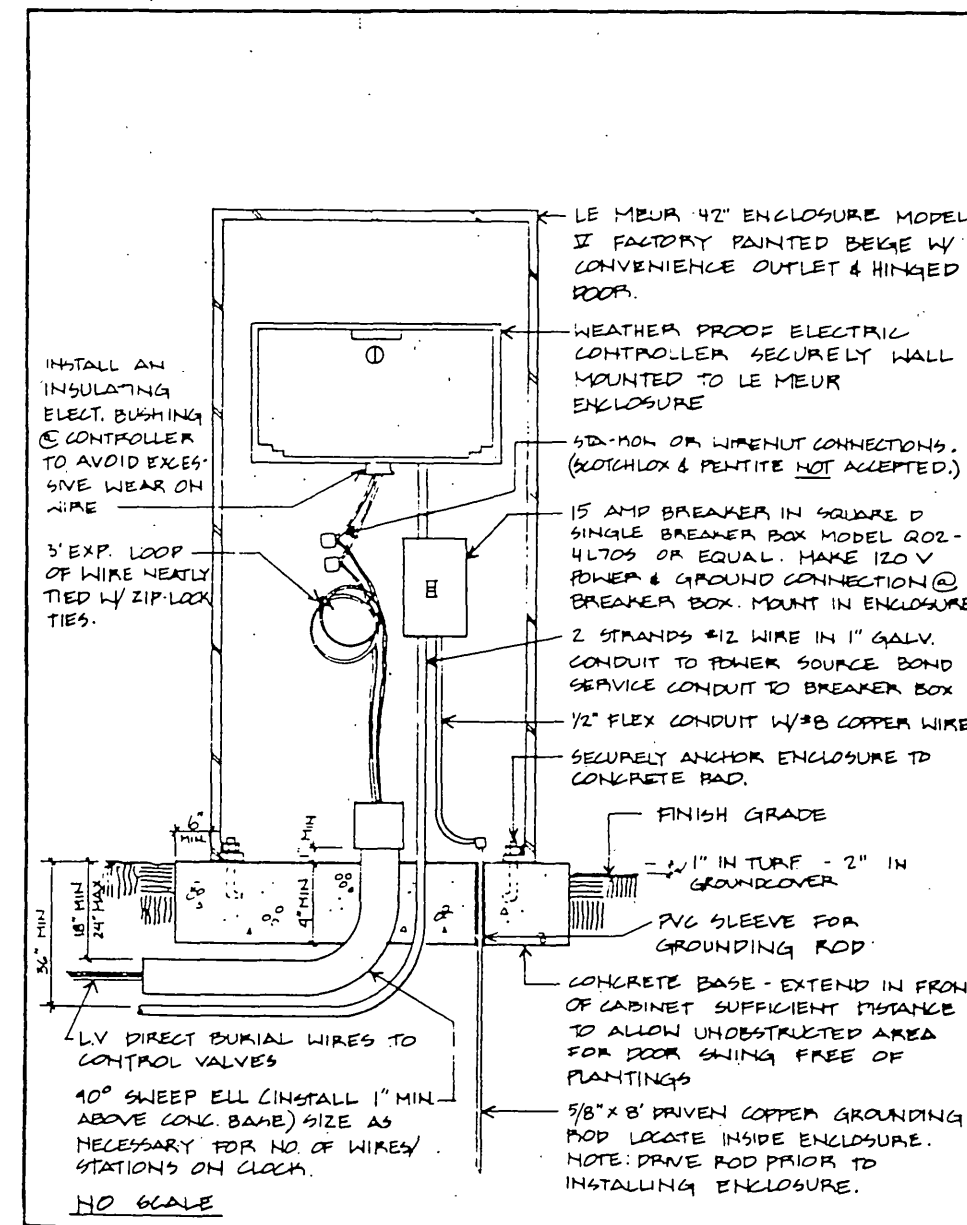
PLANNING APPR BY <i>WMM</i> DATE 11/2/90	PARK & RECREATION APPR BY <i>Mike Nathman</i> DATE 11/2/90 PUBLIC UTILITIES ELEC. <i>Bill Fuentes</i> 11/2/90 APPR BY <i>WMM</i>	DESIGNED BY <i>WMM</i> DRAWN BY <i>WMM</i> CHECKED BY <i>WMM</i>	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY <i>Sam Lila</i> DATE 3/15/91 PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION CHIEF W. ENGINEER DATE 3/15/91	PLANTING LEGEND & DETAILS 100% AVE 1/2 SIDE 13 + 29.05 TO 04.89 TRACT 24843 PROJ. - 1-878 HORIZ. SCALE: 1" = VERT. SCALE: 1" =	ACCOUNT NO. R-3168-L L-3 SHEET 3 OF 6
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Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4011
REDUCED PRESSURE/DOUBLE CHECK VALVE BACKFLOW DEVICE			

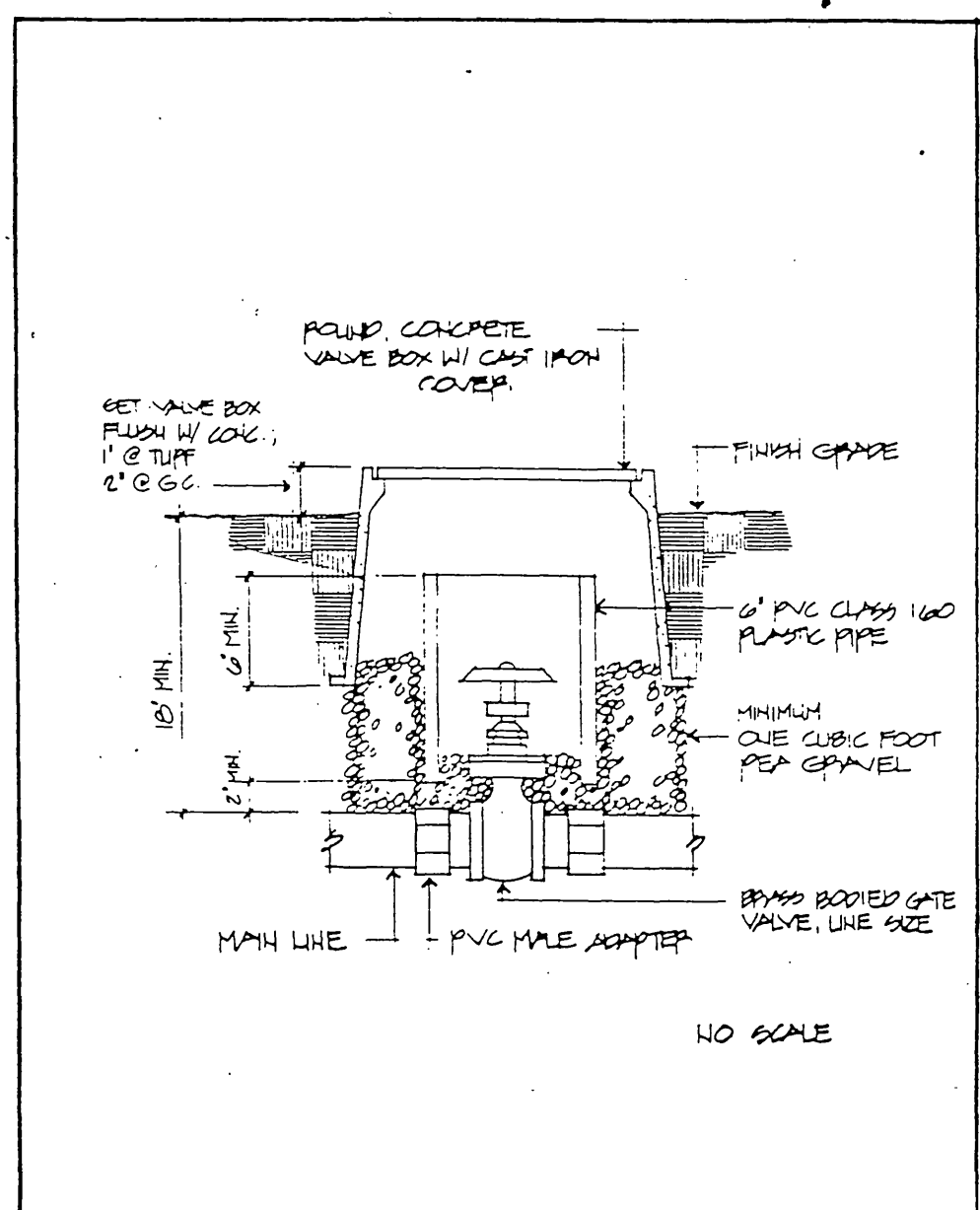


Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4030
AUTOMATIC VALVE			

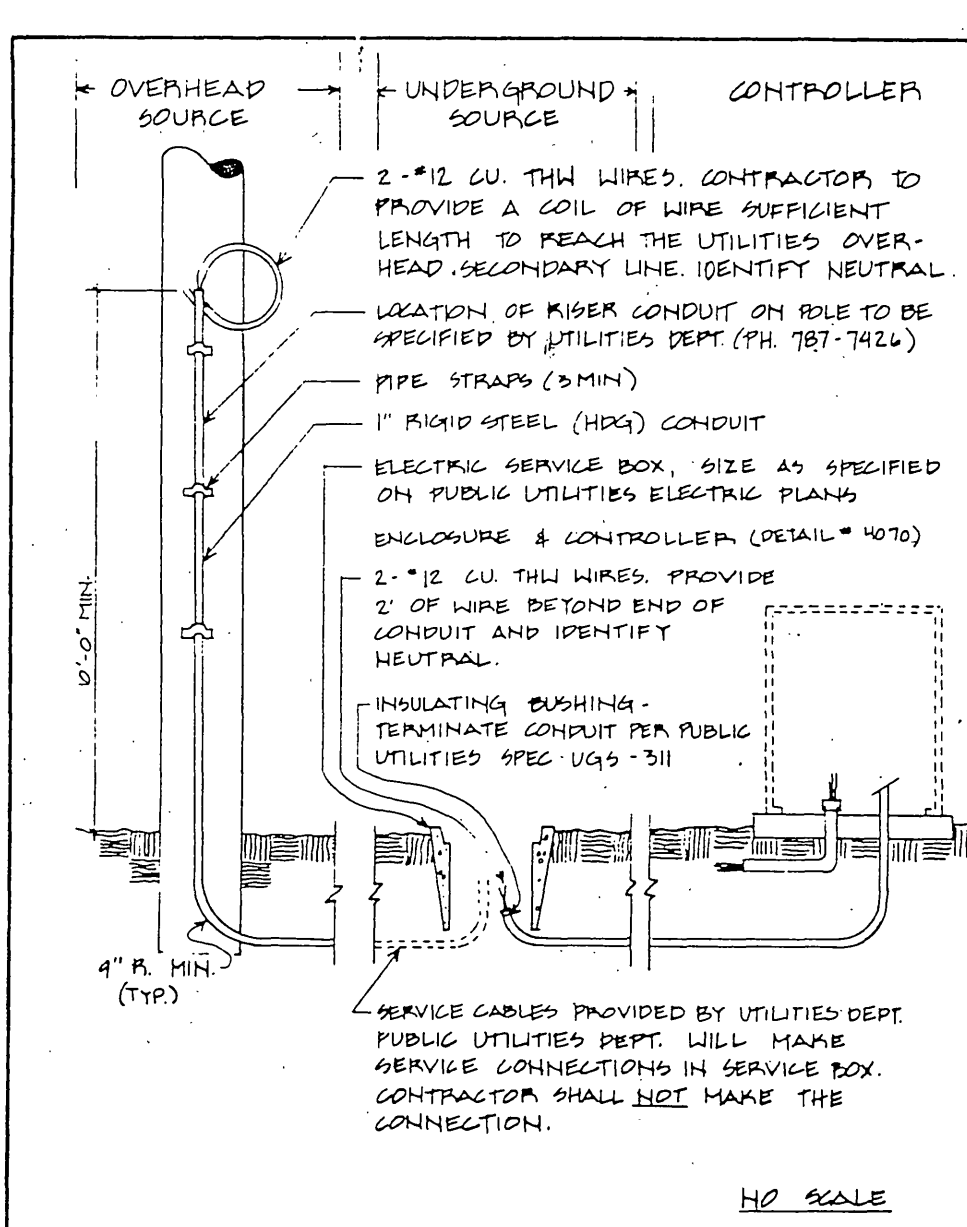


Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4070
CONTROLLER			

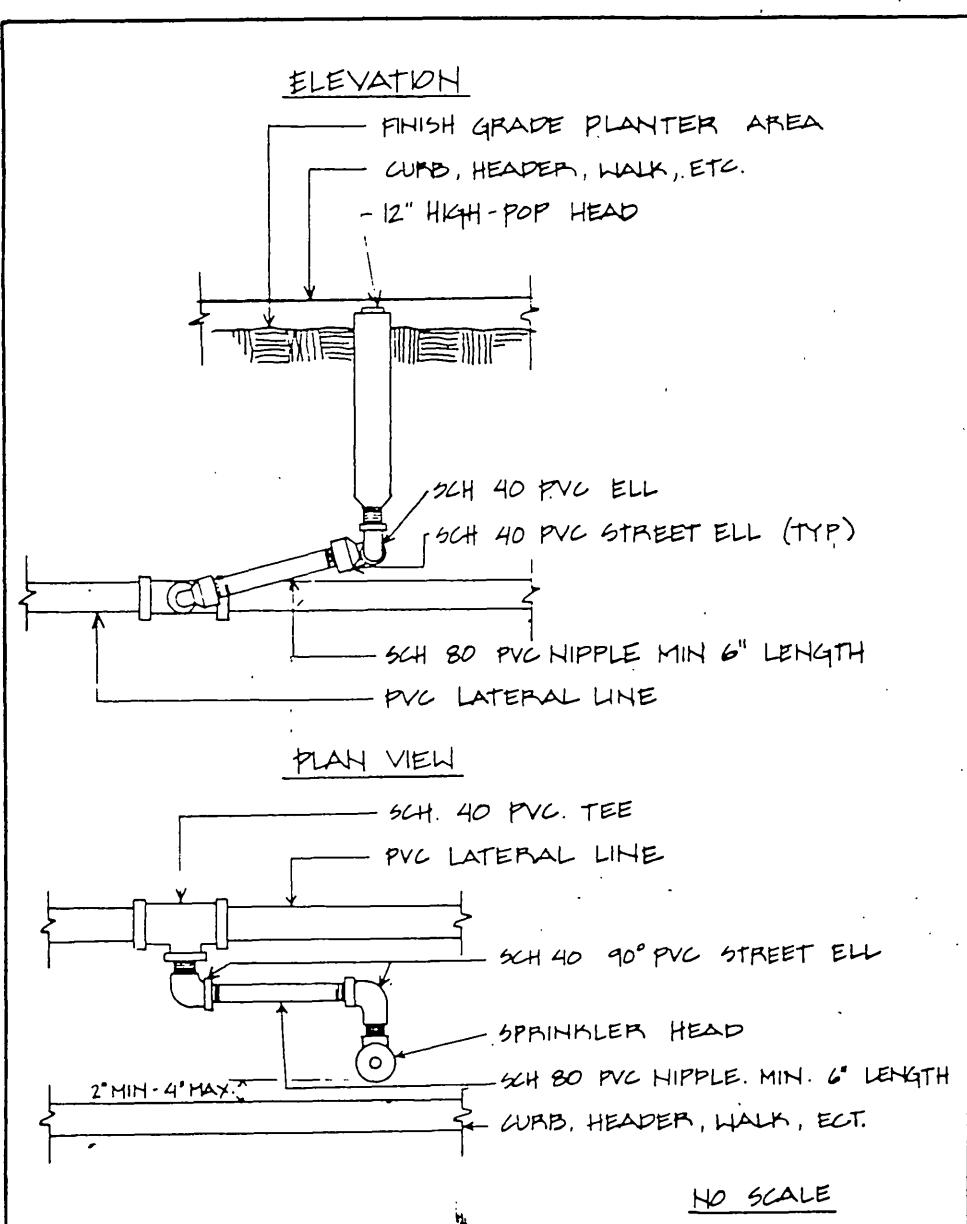
SYMBOL	MEUR.	CAT. NO.	DESCRIPTION	RAD.	PAI	GPM
⊕ ⊕	TORO	5706-12-HQ-0P	6" POP-UP SHRUB SPRAY	12 FT	30	1.0 .75
⊕	RAINBIRD	SERIES 33A	ELECTRIC CONTROL VALVE			
⊕	RAINBIRD	SERIES T-113	1/4" GATE VALVE			
⊕	RAINBIRD	SERIES RPA-125R	1/4" REDUCED PRESSURE BACKFLOW DEVICE			
⊕	RAINBIRD	SERIES 44LR	QUICK COUPLER VALVE W/ KEY			
⊕	IRRITROL	SERIES 404	AUTOMATIC CONTROLLER			
---			1/4" SCHEDULE 40 PVC MAINLINE			
---			CLASS 200 PVC LATERAL LINE			



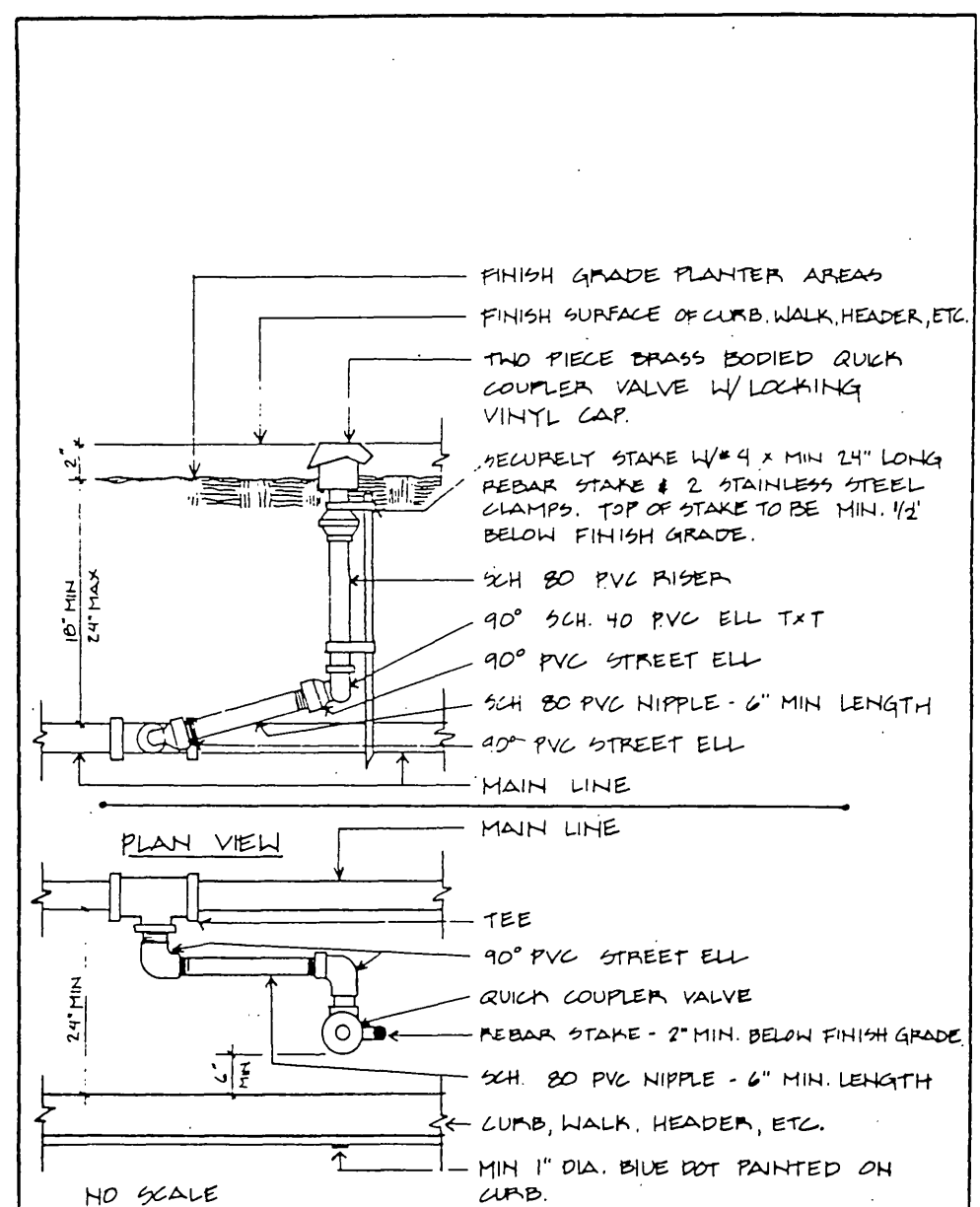
Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4020
GATE VALVE			



Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4060
UTILITY SERVICE			



Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4040
SPRAY HEAD			



Approved/Revised	Date 12/1/94 12/1/94	Park & Recreation Department CITY OF RIVERSIDE	Detail No. 4050
QUICK COUPLER			

PLANNING	PARK & RECREATION	CITY OF RIVERSIDE	IRRIGATION LEGEND & DETAILS	ACCOUNT NO.
APPR. BY <i>CDM</i> DATE 11-2-90	APPR. BY <i>Mike Williams</i> DATE 11-2-90	APPROVED BY <i>Bill Amick</i> DATE 11-2-90	0002 AVENUE S&LY SIDE	R-3168-L
			13+ 29.05 TO 04.89	L-4
			TRACT 24843	SHEET 4 OF 6
			PROJ - 1-878	
DESIGNED BY <i>CDM</i>	DRAWN BY <i>CDM</i>	CHECKED BY <i>CDM</i>	HORIZ. SCALE: 1" =	VERT. SCALE: 1" =

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PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

The provisions of the "Standard Specifications for Public Works Construction" shall apply except as modified herein.

1.02 SCOPE:

The work required is indicated on the drawings and includes, but is not necessarily limited to: soil preparation; finish grading (as distinguished from fine grading per Section 0210); planting trees; gully and staking trees; planting shrubs and groundcover; hydroseeding; turf; soil erosion control; maintenance; plant establishment; guarantees; and replacements.

1.03 SOILS TEST:

The Contractor shall notify the Park Projects Inspector upon completion of fine grading and prior to commencement of soil preparation work. The Contractor will obtain agronomic soil tests for all planting areas after completion of fine grading and prior to start of soil preparation work. Tests will be performed by an approved agronomic soils testing laboratory and will include a fertility and suitability analysis with written recommendations for soil preparation, planting backfill mix, sugar hole requirements, and post plant fertilization program. The soils report recommendations shall take precedence over the minimum amendment and fertilizer application rates specified herein only when they exceed the specified minimums. Contractor shall allow a minimum two week period for the soils testing work commencing upon acceptance of the fine grading work per Section 0210 by the Park Projects Inspector.

1.04 GUARANTEE:

- All trees installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year following final acceptance.
- During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the contractor within ten (10) days of written notification. Park and Recreation Department shall be the sole judge as to the condition of the material.
- Replacement shall be made in accordance with City standards.
- Material and labor involved in replacing plant material shall be provided by the Contractor at no additional cost to the City.

1.05 INSPECTIONS:

Inspections will be required. The Contractor shall contact the Park Projects Inspector at least 48 hours (2 working days) in advance of an anticipated inspection. An inspection will be required at each of the steps listed below:

- Upon completion of fine grading and prior to commencement of soil preparation, for acceptance of fine grading work and taking of soil samples.
- Inspection of completed finish grading work following soil amendment work.
- When container plants and/or bare root stock are spotted for planting, but before planting holes are excavated.
- When planting and all other indicated or specified work has been completed.
- During application of pre-emergent chemical.
- At start of plant establishment period.
- At end of the plant establishment period, prior to final acceptance of the project for maintenance by the City. ~~This exception for maintenance will be confirmed in writing by the Park and Recreation Department.~~ HOME GARDEN ASSOCIATION.

1.06 SUBMITTALS:

- The following written certifications are required to be submitted to the Park Projects Inspector upon delivery of the respective materials to the job site:

Total Quantity of commercial fertilizers, by type
Total Quantity of soil amendments and conditioners, by type
Total Quantity of seed, by type
Total Quantity of mulch
Total Quantity of iron sulphate

1.07 PLANT ESTABLISHMENT PERIOD:

The length of the Plant Establishment Period shall be as specified in Section 6-7.4 of the Special Provisions; see also Subsection 5.1 of this section regarding start of plant establishment period.

PART 2 - MATERIALS

2.01 GENERAL:

All materials shall conform with Section 212 of the Standard Specifications except as modified herein.

2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONS:

Add the following to Standard Specifications Section 212-1.2.3:

- Planting Tablets: Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

GUARANTEED ANALYSIS

Total Nitrogen (N) 20%
Derived from urea formaldehyde
7.0% water soluble nitrogen
13.0% water insoluble nitrogen
Available Phosphoric Acid (P₂O₅) 10%
Derived from calcium phosphate
Soluble Potash (K₂O) 5%
Derived from calcium phosphates
Combined Calcium (Ca) 2.6%
Derived from calcium phosphates
Combined Sulfur (S) 1.6%
Derived from ferrous and potassium sulfates
Iron (expressed as elemental Fe) 35%
Derived from ferrous sulfate

- Commercial fertilizer shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 16% nitrogen, 6% phosphoric acid, and 2% potash.
- Organic Soil Amendment:
Shall be type 1 organic soil amendment, wood based product, nitrogen stabilized.
- Soil Conditioners:
Add to Standard Specifications, new Section 212-1.2.6: Inorganic conditioners shall be agricultural grade gypsum, soil sulfur and iron sulfate. Iron sulfate shall be ferric sulphate or ferrous sulphate in pelletized or granular form containing not less than 18.5% iron, expressed as metallic iron, and shall be registered as an agricultural mineral with the State Department of Agriculture in compliance with Article 2 "Fertilizing Materials", Section 1030 of the Agriculture Code.

2.03 SEED:

Add the following to Standard Specifications Section 212-1.3:

Turf Seed Mix	Proportion by weight	Purity	Germination
Perennial Ryegrass (SOS "Penny Pine", 50% "Derby")	20%	95%	90%
PJ Bluegrass (SOS "Rugby" SOS "Parade")	60%	98%	80%
Unmilled Bermuda (Certified Arizona Common)	20%	98%	85%

(Note: For applications in May through September, use Milled Bermuda.)

Seeding rate: 218 pounds per acre (5 pounds per 1,000 square feet)

2.04 HYDROSEEDING MATERIALS:

Add the following to Standard Specifications Section 212-1.3:

Mulch: All water used shall be potable domestic water as drawn from the City pressure main. See General Provisions section 7-8.5 regarding temporary construction meter and charges for water drawn from City fire hydrants.

Seed: Turf seed mix as specified.

Mulch: Fiber shall be produced from cellulose such as wood pulp or similar organic material and shall be of such character that it will disperse into a uniform slurry when mixed with water. The fiber shall be of such character that when used in the applied mixture, an absorbent or porous mat, but not a membrane, will result on the surface of the ground, which will inhibit germination or growth shall not be present in the mixture.

Binding Agent: Dry powder organic concentrate, Ecology Controls M-Binder or equal, as available from Robinson Fertilizer Company 714/538-3575.

Fertilizers:

- 16-7-12 (xiron) resin coated prills, Agriform, or City approved equal.
- Single super phosphate 0-18-0.

2.05 PLANTS:

Add the following to Standard Specifications Section 212-1.4.1:

All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen. The root condition of plants furnished in containers shall be determined by removal of earth from the roots of not less than two plants nor more than 25 of the total number of plants of each species or variety except when container-grown plants are from several different sources; in which case, the roots of not less than two plants of each species or variety from each source shall be checked by the Park Projects Inspector at his option. The selection of plants to be checked will be made by the Park Projects Inspector.

All plants rendered unsuitable for planting shall be considered as samples, and replacements shall be provided at no additional cost. In case the sample plants are found to be defective, the entire lot or lots of plants represented by the defective samples will be rejected.

Amend the Standard Specifications Section 212-1.4.2 and 212-1.4.3: All trees and shrubs supplied by contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock. The height of the trees shall be measured from the root crown to the last division of the terminal leader and the diameter shall be measured six (6) inches above the crown roots. The trees shall stand erect without support.

Add to Standard Specifications, new Section 212-1.4.6: Rooted cuttings will also be acceptable.

Bare root stock shall conform to the American Nurseryman's Association standards. Minimum caliper shall be two (2) inch diameter and minimum height shall be twelve (12) feet.

2.06 BACKFILL MATERIAL:

Add the following to the Standard Specifications Section 212:

- Top soil shall be free of noxious weed seed and shall be of a loam characteristic. Fertile and friable.
- Mood shavings shall be leached nitrogen fortified and shall be free of foreign matter.
- Soil used for backfill of planting pits for container plants shall be enriched using the following blend, per cubic yard (agronomic soil test recommendations to be reviewed prior to soil mixing):
60% site soil
3 lbs. gypsum
40% wood shavings
2 lbs. iron sulphate

Bare root stock backfill shall consist of 10% wood shavings and 90% site soil with fertilizer and soil conditioners as specified for container plants.

All soil backfill shall be bulk mixed, not individually mixed at each plant pit.

2.07 HEADERS, STAKES AND TIES:

Add the following to Standard Specifications Section 212-1.5.3:

- Tree stakes shall be straight-grained lodgepole pine, or City approved equal. Stakes shall be free from knots, checks, splits, or disfigurements.
- Tree ties shall be made from tire casing, 22" long by 3/4" wide, fastened to tree stake with two galvanized 5d roofing nails each.

Add the following new section to Standard Specifications Section 212-1.5(4): Concrete Curbing - Concrete shall be 5 sack mix with a maximum slump test of four inches (4"). Provide sufficient concrete forming and stakes (maximum 3' o.c.) to provide continuous line without waving.

2.08 JUTE NETTING:

Jute netting shall be new and shall be of uniform, plain-weave, flame-retardant mesh. The mesh shall be dyed green and shall be made from unbleached single jute yarn. The yarn shall be of loosely twisted construction and shall not vary in thickness by more than one-half its normal diameter. Jute netting shall be furnished in rolled strips and shall meet the following requirements:

- Width - 48 inches, with a tolerance of one inch wider or narrower.
- Minimum 78 warp ends per width of roll.
- Minimum 41 weft ends per yard of length.
- Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.

PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform with Section 308 of the Standard Specification, except as modified herein.

3.02 WEED CONTROL MEASURES:

Add the following to Standard Specifications Section 308-4.2:

- Upon completion of all fine grading work per Section 0210 Grading, and prior to soil preparation, perform weed control measures as follows:

1. Irrigate all areas designated to be planted for a minimum of 10 minutes per setting, two settings per day for seven days to germinate all weed seed possible.

- Apply a contact weed killer and allow sufficient time to obtain complete kill of all weeds germinated.
- Repeat step one above.
- Repeat step two above.

3.03 SOIL PREPARATION:

Add the following to Standard Specifications Section 308-2.3:

- All fine grading and mounding per Section 0210 and weed control measures shall be completed prior to soil preparation.

This work shall not commence until the agronomic soils test has been completed. Should 30 calendar days elapse between completion of soil preparation and commencement of planting, all areas shall be prepared again.

Planting areas with slopes 3:1 and steeper shall not be soil prepared. In lieu of soil preparation, such slopes will require fertilizer tablets for all plantings per Section 3.05, c. below. In all planting areas with gradients less than 3:1, a layer of soil amendments shall be spread and rototilled into the soil to a minimum depth of 4 inches, or as recommended by the soils report, so that the soil shall be loose, friable, and free from rocks, sticks, and other objects undesirable to planting.

The following soil amendments shall be added per 1,000 square feet to all planting areas with gradients less than 3:1 (agronomic soil test recommendations shall take precedence where these minimum amounts are exceeded):

- 6 cubic yards organic amendment.
- 15 pounds commercial fertilizer.
- 100 pounds gypsum.
- Soil sulfur per soils report.

3.04 FINISH GRADING:

The Contractor shall finish grade all planting areas filling as needed or removing surplus dirt, raking to remove all roots and debris, and a 1 inch in diameter, and floating to a smooth uniform grade. All areas shall slope to drain. Flow lines shall be established to existing roads, curbs, sewals, and/or a sidewalk as shown on the plans and as directed. All fill material placed within the top 12" from finish grade elevations in all planting areas shall be topsoil.

All landscape areas shall be finish graded, (as distinguished from fine grading specified in Section 0210) to "dress out", maintain, and/or re-establish finish grades and flow lines as approved prior to amending the soil. Contractor shall call for inspection upon completion of finish grading work. Contractor shall not proceed with planting work until finish grades have been inspected and accepted by the Park Projects Inspector.

3.05 EROSION CONTROL:

Add new section to the Standard Specifications: 308-4.6(f) Jute Netting:

All slopes exceeding 3:1 shall receive jute netting. Netting shall also be provided during the maintenance period, when and as directed by the Park Projects Inspector, along flow lines and other locations where erosion is evident. Jute netting shall be installed loosely, up and down the slope. The installed netting shall fit the soil surface contour and shall be held in place by 16-inch long, 11-gauge (minimum) steel staples driven vertically into the soil at approximately 24-inch spacing. Jute netting strips shall overlap along the sides at least 6 inches. Ends of strips shall be buried into the soil at least 6 inches. Lap all ends of rolls a minimum of 24".

3.06 PLANTING:

Amend the Standard Specifications Section 308-4.5 to coordinate with Section 2.06 herein for specified backfill mix.

Add the following to the Standard Specification Section 308-4.5:

- Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8".
- Backfill using specified soil mix to within 8" of finish grade. At this depth, place the plant fertilizer tablets Agriform 20-10-5, 21 grams each, or City approved equal. A minimum of 1 tablet for 1 gallon, 3 tablets for 5 gallons, 5 tablets for 15 gallons, and 8 tablets for a 24" box. Complete backfilling to finish grade.
- Trees (other than relocated palms) shall be planted at such a depth that the crown roots bear the same relative position to finish grade as they did to the soils where they were grown. Backfill after planting shall be compacted carefully into place without injuring the roots of the tree or breaking up the ball of earth surrounding the roots.

Add the following to Standard Specifications Section 308-4.7:

- On slopes exceeding 3:1 ratio, apply 5 gram Agriform tablets, one per plant in lieu of soil preparation work.

Mulch and fertilize groundcover areas using 1.5 cubic yards of wood shavings and 5 lbs. of the specified commercial fertilizer per 1,000 square feet. Repeat fertilization at 30 day intervals throughout the contract up to 4 applications, after which decrease frequency to once every 90 days.

All groundcover and bare dirt areas are to be treated with a pre-emergent chemical (subject to approval by the Park Inspector prior to application). Chemicals are to be applied by a licensed Pest Control Agent. This treatment shall be applied at the following times during the contract: a) before planting, b) at beginning of plant establishment period, and c) at end of plant establishment period. The Park Projects Inspector, (714) 782-5223, shall be given a minimum of 48 hours (2 working days) notice prior to each application. No chemicals shall be applied other than in the presence of the Inspector.

3.07 TREE STAKING:

Amend the Standard Specifications Section 308-4.6.1 and 308-4.6.2 to read: Stake trees per Park and Recreation Department standard detail.

3.08 TURF PLANTING:

Add the following to Standard Specifications Section 308-4.8.2, b:

Mixing of hydroseed slurry: Mixing shall be performed in a tank, with a built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, M-Binder, seed, fertilizer and water in the designated unit proportions.

Fiber 1,000 lbs./acre
Fertilizers:
MKP 870 lbs./acre
Single superphosphate 200 lbs./acre

Seed as specified in Section 2.03
M-Binder 100 lbs./acre on slopes exceeding 5:1
Water 3,000 gal./acre
Agricultural Grade Gypsum 500 lb./acre

With application system operating at part speed, water shall be added to the tank. Good recirculation shall be established. Materials shall be added in such a manner that they are uniformly blended into the mixture in the following sequence:

When tank is 1/3 filled with water:
Add binding agent - 1/2 acre requirement.
Add 3 - 50 pound bales of fiber.
Add seed - 1/2 acre requirement.
Add fertilizer - 1/2 acre requirement.

Planting

Agitate mixture at full speed when the tank is half-filled with water.

Add remainder fiber requirement, 7 bales before tank is 3/4 full. Add remainder fertilizers, seed and gypsum. Slurry distribution should begin immediately.

Area to be hydroseeded shall be moistened to a depth of six inches just prior to application.

Application: Hydroseed slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated. Care shall be exercised to assure that plants in place are not subjected to the direct force of the application. Slurry shall be immediately removed from walks, structures, plants, etc., that are inadvertently sprayed.

All bare spots shall be reseeded by the Contractor within 10 days. The Contractor shall be responsible for all reseeded areas for as long after seeding as necessary until acceptable germination and establishment is realized and approved by the City.

The slurry shall not be sprayed on undesignated areas. Any slurry spilled or sprayed into areas other than those designated to receive spray shall be cleaned up at the Contractor's expense to the satisfaction of the City.

3.09 WATERING:

Add the following to Standard Specifications Section 308-4.9.5:

A. It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.

B. Immediately after planting, apply water to each plant. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

C. Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times, well below the root system of plants.

D. Irrigation:

(1) Contractor shall properly and completely maintain the irrigation system. A balanced water program shall be maintained to ensure proper germination and growth until final acceptance of the work. Plants which cannot be watered sufficiently with the irrigation system shall be watered by means of a hose.

(2) All controllers are to have each station individually adjusted on a weekly basis. System shall be set considering the application rate each area is capable of receiving. The system shall operate on short intervals, with the cycle repeating at a later time to reduce runoff.

3.10 MAINTENANCE:

Amend the Standard Specifications Section 308-6 to read: All areas within the work limits of this contract shall be maintained by the contractor for the duration of the contract until final acceptance.

3.11 START OF PLANT ESTABLISHMENT:

Add the following to Standard Specifications Section 308-6:

A. Criteria for Start of Plant Establishment Period:

- The plant establishment period shall not start until all elements of the project that impact the landscape are completed in accordance with the contract documents. Projects will not be segmented into phases.
- Permanent power to remote controllers shall be established.
- The plant establishment period for the project shall not begin until after the first mowing of the newly planted turf areas. New turf shall not be mowed until attaining a minimum height of 2 inches. All turf shall be maintained at a mowing height of 1-1/2 inches.
- Written acceptance of the City must be obtained to start the plant establishment period.
- If the project maintenance fails to continuously meet standards required, the plant establishment period "day count" will be suspended and will not commence until the Contractor has corrected all deficiencies.

3.12 MAINTENANCE TASKS:

Add the following to Standard Specifications Section 308-6:

A. General:

During the contract period provide all watering, weeding, mowing, fertilizing and cultivation and spraying necessary to keep the plants and turf in a healthy growing condition and to keep the planted areas neat, edged, and attractive. All shrubs planted by the contractor shall be pinched and pruned as necessary to encourage new growth and to eliminate rank sucker growth. Old wilted flowers and dead foliage shall be immediately pinched or cut off. Do not prune trees without written approval of the City.

B. Iron Chlorosis:

After planting and during the plant establishment period, in the event that any plantings exhibit iron chlorosis symptoms, apply FE 138 Gely or equivalent at manufacturer's recommended rates.

C. Replacement Plantings:

During the plant establishment period, should the appearance of any planting installed by the Contractor indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the plant establishment period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.

D. Fertilization:

The Contractor shall apply commercial fertilizer to all turf areas at a rate of 10 pounds per 1,000 square feet, and all groundcover areas at a rate of 5 pounds per 1,000 square feet, at 30-day intervals, for 3 applications as a minimum, above and beyond the original soil preparation application.

E. Planting Establishment:

All planting areas that do not show a prompt establishment of plant material shall be replanted at 10-day intervals until the plant material is established. If a good rate of growth has not been demonstrated within 30 days of first planting/hydroseeding, the Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth. The Contractor shall obtain agronomic soils testing of all areas not showing good growth and shall provide copies of the test results to the City to verify the appropriateness of all maintenance work performed. If additional soil amendments are needed, up to a maximum 25% beyond the application rate specified, such amendments shall be provided by the Contractor at no additional cost to the City.

F. Grading and Drainage:

During the plant establishment period all flow lines shall be maintained to allow for free flow of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots and pockets shall be graded to drain properly. Jute netting shall be installed at flow lines and other locations where erosion is evident, when directed by the Park Projects Inspector.

(1) Damage to planting areas shall be repaired immediately and the plant establishment period shall be extended. Depressions caused by vehicles, bicycles, or foot traffic shall be filled and leveled. Replant damaged areas.

PLANNING
APPROVED BY *BOB* DATE *11-2-90*
APPROVED BY *BOB* DATE *11-2-90*
PUBLIC UTILITIES DIVISION
APPROVED BY *BOB* DATE *11-2-90*

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY *BOB* DATE *11-2-90*
PRINCIPAL ENGINEER *BOB*
TRAFFIC DIVISION
CHIEF P. E. ENGINEER *BOB*
DATE *3/15/91*

PLANTING SPECIFICATIONS
6002 AVENUE SELY SIDE
13 + 29.05 TO 64.89
TRACT 24843
P.E.O. - 1 - 278
HORIZ. SCALE: 1" =
VERT. SCALE: 1" =
ACCOUNT NO. R-3168-L
SHEET 6 OF 6

